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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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2000 AUG 28 AM 10:13

NOT A VALID INSTRUMENT

PARCEL #6

C620001876

Tax Key No. 13-8-143

THIS INDENTURE WITNESSETH that STEPHEN L. TEIBEL and DEBRA L. TEIBEL, AS TRUSTEES UNDER THE PROVISIONS OF THE TEIBEL LIVING TRUST, DATED JANUARY 12, 1998, do hereby grant, bargain, sell and convey to:

**PERCH PARTNERS, LLC**

of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

Part of the Northwest 1/4 of Section 16, Township 35 North, Range 9 West of the Second Principal Meridian, described as commencing on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 16, 416.0 feet East of the Southwest corner thereof; thence South parallel to the West line of said Section 16, a distance of 167.49 feet to the center line of Old Lincoln Highway; thence Easterly on said center line a distance of 225.09 feet to a point, which point marks the point of commencement of this description; thence North parallel to the West line of said section a distance of 388.76 feet to the South line of U.S. Route 30; thence East along said right of way line to the West right of way line of the New York Central Railroad; thence South along said railroad right of way line 221.05 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence continuing South 147.15 feet to the centerline of the old Lincoln Highway; thence West along said center line of the Old Lincoln Highway to the point of commencement of this description, EXCEPTING THEREFROM the following described parcel of land; part of the Northwest 1/4 of Section 16, Township 36 North Range 9 West of the Second Principal Meridian, described as commencing on the South line of the Northwest 1/4 of the

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 28 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

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Chicago Title Insurance Company

Northwest 1/4 of said Section 16, 416.0 feet Est of the Southwest corner thereof; thence South parallel to the West line of said Section 16, a distance of 167.49 feet to the center line of the Old Lincoln Highway; thence Easterly on said center line a distance of 225.09 feet to a point, which point marks the point of commencement of this description; thence North parallel to the West line of said Section a distance of 388.76 feet to the South line of U.S. Route No. 30; thence East along said right of way line 210 feet; thence South parallel to the West line of said section to the center line of the Old Lincoln Highway; thence West to the point of commencement of this exception; and ALSO EXCEPTING THEREFROM that part of the Northwest 1/4 of Section 16, Township 35 North Range 9 West of the Second Principal Meridian, described as commencing at the intersection of the West right of way line of the New York Central Railroad and the South line of U.S. Route No. 30; thence Westerly along the South line of U.S. Route No. 30, a distance of 163.42 feet; thence South parallel to the West line of said section to the center line of Old Lincoln Highway; thence Easterly along the center line of Old Lincoln Highway to the West right of way line of the New York Central Railroad; thence Northerly along the West right of way line of the New York Central Railroad, a distance of 368.20 feet, to the Point of Beginning.

Commonly known as: 659 Lincoln Highway, Schererville, IN

Subject to the following restrictions:

1. Taxes for 1999 payable in 2000 and subsequent years;
2. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes by Warranty Deed dated July 31, 1996 and recorded as Document No. 96064399 and by Quit Claim Deed dated July 16, 1996 and recorded July 27, 1996 as Document No. 96064400 and by Warranty Deed dated January 16, 1997 and

recorded March 21, 1997 as Document No. 97018684.

3. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for the lying within U.S. Highway No. 30 along the North side of the land.

Note: U.S. Highway No. 30 is a limited access highway. Access thereto is not guaranteed.

4. Easement for Telephone Lines to Illinois Bell Telephone Company, its successor and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 60, as Document No. 623965.
5. Easement for Telephone lines in favor of Illinois Bell Telephone Company, its successors and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 59 as Document No. 623964.
6. Easement for electric and communication lines in favor of Northern Indiana Public Service Company, a Corporation and Illinois Bell Telephone, a Corporation, its successors and/or assigns recorded July 9, 1965 in Miscellaneous record 924, page 62 as Document No. 623966.
7. Easements for ditches, drains, laterals, and drain tile, if any.
8. Highways, easements, right-of-ways, and restrictions of record, if any.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said STEPHEN L. TEIBEL and DEBRA L. TEIBEL, as Trustees, have caused this Deed to be signed by STEPHEN

L. TEIBEL and DEBRA L. TEIBEL, this 26th day of July, 2000.

TEIBEL LIVING TRUST  
DATED JANUARY 12, 1998

BY: Stephen L. Teibel  
STEPHEN L. TEIBEL, Trustee

Debra L. Teibel  
DEBRA L. TEIBEL, Trustee

STATE OF INDIANA )  
COUNTY OF LAKE )

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Before me, a Notary Public, in and for said County and State, this 26th day of July, 2000, personally appeared STEPHEN L. TEIBEL and DEBRA L. TEIBEL, of the TEIBEL LIVING TRUST, who acknowledged the execution of the foregoing instrument as their free and voluntary act of said Trust, and as their free and voluntary act, acting as Trustees.

GIVEN under my hand and notarial seal this 26th day of July, 2000. MY COMMISSION EXPIRES June 29, 2001

My Commission Expires: \_\_\_\_\_ Notary Public  
County of Residence: LAKE

THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH  
3235 - 45th Street  
Highland, Indiana 46322 219/922-4141

Mail Tax Statements To: Perch Partners, LLC, 1000 E. 80th Place  
Suite 700 North, Merrillville, IN 46410  
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